

Final Environmental Impact Statement: Revision

Project Location:

Los Angeles U.S. Courthouse Los Angeles, CA

Date:

September 12, 2012

Prepared by:

U.S. General Services Administration 450 Golden Gate Ave. San Francisco, CA 94102

Background

Between fiscal years 2001 and 2005, Congress appropriated \$399,635,000 for the design and construction of a new United States Courthouse in downtown Los Angeles. A site was purchased and cleared. However, escalating construction costs and other market conditions at the time caused the project budget to exceed the authorization; consequently, the project was put on hold. GSA has worked with the court to decrease the project's scope to fit within the authorized budget and the project was re-started in 2012.

Approximately \$365 million remains in the authorized funding for this project. Within that funding, GSA's plans to manage via a two stage selection process, award of a Design-Build contract to design and construct a new courthouse with 24 courtrooms and 32 chambers. The courthouse will house the entire active and most of the senior district court judges for the Central District of California, meet related needs of the U.S. Marshals Service, and provide trial preparation space for the U.S. Attorney's Office and Federal Public Defender. The resulting building has been reduced to approximately 600,000 gross square feet, including 110 controlled-access secure parking spaces. Within the building, GSA intends to maintain a Property Management Office. No additional funding is being proposed.

Need for Revision

The Final Environmental Impacts Statement (EIS) for a new LA Courthouse was completed on June 19, 2002 and the Record of Decision (ROD) was published on September 24, 2002. Since then, the project scope has been reduced; therefore, facts in the original EIS have changed. (PBS NEPA Deskguide, Chapter 8)

It is important to note that the purpose and need has not changed, rather, GSA is working with the funds available to build a project that fulfills the Courts current and projected needs at the site selected (Alternative 2) in the Final EIS (2002).

Factual Changes

Gross Square Footage

The original project scope included 1.2 million gross square feet (GSF). The updated project scope has been reduced by half to only 600,000 GSF.

Parking Spaces

The number of parking spaces has been reduced from 352 to 110.

Reduced Footprint

Due to the reduced square footage, the building footprint has also has been reduced by approximately half. The exact footprint, including building height, will be determined during the design-build process scheduled to begin in November 2012.

Analysis of Changes to the Preferred Alternative

Environmental Consequence Matrix

Alternative: EIS (2002) Maternative: EIS (2002) Alternative: Alternative: 2012 Revision		Preferred	Preferred
EIS (2002) 2012 Revision			
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Hazardous Materials		IV	IV
Hazardous Materials	Parking	II	II
		II	II

KEY

The impact is beneficial

Ш There are no adverse impacts

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There is an impact, but it is not significant
The impact has the potential to be significant, but mitigable IV

The impact is significant, but mitigable The impact is significant V

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Impacts on the Physical Environment

Geology & Landform: No change Hydrology: No change Vegetation & Wildlife: No change

Shadows: No change; Impacts likely reduced by reduced size of building Air Quality: No change; Impacts likely reduced by reduced size of building

Noise: No change

Impacts on Planning and Land Use

Land Use No change

Employment and

Commercial Activity No change; while still beneficial, the beneficial impacts may be

lessened due to the reduced size of the building

Real Estate &

Socioeconomics No change; while still beneficial, the beneficial impacts may be

lessened due to the reduced size of the building

Demographics No change

Impacts on Cultural Conditions

Archaeological Resources No change

Historic Resources No change; entering into consultation

Impacts on Public Utilities

Electricity No change; Impacts likely reduced by reduced size of building Natural Gas No change; Impacts likely reduced by reduced size of building

Solid Waste No change

Water Supply

No change; Impacts likely reduced by reduced size of building

Wastewater No change

Impacts on Public Services

Police Protection No change Fire Protection No change

Impacts on Traffic and Parking

Traffic No change; Impacts likely reduced by reduced size of building Parking No change; Impacts likely reduced by reduced size of building

Hazardous Materials

Hazardous Materials No change

Conclusion

Following a review of the above referenced factual changes and associated environmental consequences, GSA has determined that the proposed project will not have any additional environmental impacts, and should reduce the environmental impacts.

These changes do not affect the ROD published September 24, 2002, therefore, it does not need to be revised.

Date: 9-13-12

Revision to Final EIS Approval

Signature: Regional Administrator

GSA Region 9

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